

**COLUMBUS-STILLWATER COUNTY
CITY-COUNTY PLANNING BOARD**

Meeting Minutes

Tuesday, November 24, 2009 at 5:30 p.m.

Stillwater County Annex-Planning Department, 809 E 4th Avenue N, Suite C

Members Present: Ed Viig (Chair), Rod Fink (Vice-Chair), Jeanne Kienitz, Webb Mandeville, Don Parks, Jeff Ruffatto, and Susie Schreiner.

Members Not Present: Ron Barndt and Dennis Holten

Guests: Mina Morse; member of the Granite Peak Park Steering Committee.

Staff Present: Forrest Mandeville and Marissa Plumb

I. CALL TO ORDER: Ed called the meeting to order at 5:31 p.m..

II. MINUTES: Webb made the motion to approve the minutes of the October 26, 2009 meeting. Jeff seconded; with all in favor motion carried.

III. NEW BUSINESS

A. Granite Peak Park Steering Committee Presentation. Mina Morse spoke to the Board regarding Granite Peak Park and the improvements that are being made and what is expected in the coming years. The only item left to be done on the new soccer field is the installing the sprinklers. Future plans are to close off the public entrance across from Town Pump and only allow buses to park there as it has become congested and extremely dangerous with the increased volume of traffic on 9th Street. Refer to the Granite Peak Park Master Plan map for other designated parking areas. Next items to be addressed are the drainage and sewer issues, because a restroom facility is needed on the park grounds. That project should start next year.

In regards to the proposed trail system, Mina said she would like to see the trail system incorporate Granite Peak Park. She also feels it would be great to have a trail from Columbus High School to the fields at the park because currently the kids are walking on the street where there is no sidewalk, and there will be more student traffic after the new softball field is complete. Overall, Mina was supportive of the trail system and would like to see the proposed trails connect with Granite Peak Park.

B. Expiration of Member Terms. Forrest informed the Board of the upcoming expiration of some of their terms. They should be receiving a letter either from the entity that appointed them regarding their application and reappointments. Forrest said he will talk with the Town and mayor to make sure they are aware of the end of terms for members on the Planning Boards.

C. Hospital Update. Forrest let the Board know that he had another meeting with an engineer from the hospital, Dennis Holten, and Rich Cowger. Issues that were addressed include a two lot subdivision (SCH Subdivision, Addition to the Town of Columbus) and re-zoning both lots to Residential Professional (RP). Lot 1 will be the site of the new hospital building and Lot 2 will be placed into the hospital's trust where they can sell it or develop it at a later date. Currently the RP zone allows only 5000 square feet of building on a lot and a building height of only 28 feet when a lot is adjacent to any other residential zone. The hospital's design exceeds the square footage and the height requirement, but there is support for changing those limitations in the zoning code. The zoning code currently states that a RP zone not adjacent to a residential zone can have a building height of 32 feet. At the time of public hearing on the zone change application, the Board will also conduct a hearing on amending the RP zone to remove the 5000 square foot restriction and change the height restriction to be set at 32 feet regardless of what zone it is adjacent to.

IV. UNFINISHED BUSINESS

A. Growth Policy-Chapter 6. As this chapter deals mainly with projections, and since those numbers being projected were determined by the 2000 census, the Board determined that they do not need to discuss this chapter in detail.

B. Rapelje Road Interchange - Response Received from MDT. The Board read the response letter from MDT and feels the next step is to see what the governing bodies think of the possibility of having an interchange. Forrest will draft a letter that will be sent to the Board of County Commissioners (BOCC) and the Town of Columbus regarding this issue. The Board would like to see the letter before it is sent out, so the Planning Office will email the letter and get the Board's opinion before it is sent to the BOCC and the Town. Don made a motioned to have Forrest write a letter to the BOCC and the Town, after the Board has looked at it, to get their advice regarding an interchange on the Rapelje Road. Jeff seconded; with all in favor motion carried.

C. Trail System. Forrest showed the Board and Mina the map of the proposed trail system. Forrest gave a rough draft of the trail system to the Board for review and comment. There are also grants that might be available through the State specifically meant to fund construction of a trail system in towns. One possible grant has a deadline around July of 2010, but there will be others available in the future. Forrest noted that most of the State's grants for trail systems should include different destinations throughout the community, for example, connecting Itch-Kep-Pe Park to Granite Peak Park as well as including the Youth Center and High School on the trail, as this trail system does. Don mentioned to the Board that it would be good to get public input on where the community would like to see trails. Forrest informed everyone that once the trail system proposal was complete the Board would conduct a public hearing, and then send its recommendation to the Town Council, which would also conduct a public hearing.

V. OTHER

A. New Zoning in Columbus. Cal drafted a letter to the Board regarding zoning issues and possible solutions for those issues that have come up in recent subdivisions here in the Town. The Board will read through those issues and it will be talked about in more detail at a future meeting. The potential outcome may be a complete revision of the zoning code for Columbus.

VI. ADJOURN

With no more business, Jeanne made the motion to adjourn. Susie seconded; with all in favor motion carried. The meeting was adjourned at 6:42 p.m..

The next regular meeting date is December 22, 2009 at 5:30 p.m. at the Stillwater County Annex Planning Department.

Marissa Plumb
Administrative Assistant